

COMMON COUNCIL
COUNCIL CHAMBERS
JUNE 3, 2008

Mayor Armstrong called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Al White with the First Christian Church.
- B. Mayor Armstrong introduced Sam Gardner, a young man, pursuing his Eagle Scout badge. Sam Gardner then led the Pledge of Allegiance.
- C. Roll Call: Ann DeVore, George Dutro, Martha Myers, Joseph Richardson and Priscilla Scalf were present. Jesse Brand and Craig Hawes were absent.
- D. Acceptance of Minutes: Martha Myers moved to approve the minutes from the May 20, 2008 Council meeting. Priscilla Scalf seconded the motion. The motion passed by a vote of 4 to 0.

II. Unfinished Business Requiring Council Action

- A. Second reading of an Ordinance entitled “ORDINANCE NO.22, 2008, AN ORDINANCE ESTABLISHING THE EXPANSION OF THE ECONOMIC DEVELOPMENT TARGET AREAS WITHIN THE CITY OF COLUMBUS.” Jim Clouse, with Community Development, presented this second reading. He recapped this Ordinance and explained the need to expand the economic development target areas. He asked that an attachment presented be added to the Ordinance. Brief discussion followed. George Dutro moved to approve the Ordinance. Priscilla Scalf seconded the motion. The motion passed by a vote of 5 to 0.
- A. Second reading of an Ordinance entitled “ORDINANCE NO. 23, 2008, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA REZONING THE SUBJECT PROPERTY FROM “R-4” (SINGLE FAMILY RESIDENTIAL) TO “SU-9” (SPECIAL USE-HOSPITALS AND SANITARIUMS).” (Hospice Rezoning) Jeff Bergman, Planning Director, presented this Ordinance. He recapped this Ordinance. He presented the power point presentation. Steve Thomas, representative for the Columbus Regional Hospital, was in the audience to answer any questions. Brief discussion followed primarily on the subject of saving certain trees. George Dutro made a motion to approve the Ordinance. Martha Myers seconded the Ordinance. Motion passed by a vote 5 to 0.
- B. Second reading of an Ordinance entitled “ORDINANCE NO.24, 2008, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, OF COLUMBUS, INDIANA. REZONING THE SUBJECT PROPERTY FROM “RHM” (MANUFACTURED HOME PARK) TO “CCc” (COMMUNITY COMMERCIAL WITH CONDITIONS).” (Kennedy Rezoning) Jeff Bergman presented this Ordinance. He recapped the Ordinance and presented a power point presentation. Jeff indicated he had corresponded with Council Member Priscilla

Scalf regarding adding certain conditions to this Ordinance. Jeff presented a Memorandum on the Kennedy Rezoning with conditions. City Engineer Steve Ruble presented a handout with a map to Council Members showing access to the Kennedy parcel at State and Gladstone Streets. Much discussion followed primarily about entry from State Street and use of the property. Priscilla Scalf moved to amend the Ordinance with the following condition added **“All primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structures(s).”** Ann DeVore seconded the motion. Motion passed by a vote of 5 to 0. Priscilla Scalf moved to approve the Amended Ordinance. Martha Myers seconded the motion. Motion passed by a vote of 5 to 0.

III. New Business Requiring Council Action

- B. Reading of a Resolution entitled “RESOLUTION NO.____, 2008, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC DEVELOPMENT TARGET AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7.” (Jackson Place, L.L.C.) Jim Clouse, with Community Development, presented this Resolution. Council Member Martha Myers stated the Incentive Review Committee had not met prior to the Council Meeting so at this time the Committee would discuss the abatement for Jackson Place, L.L.C. It was indicated Jackson Place was requesting tax abatement on real property in conjunction with a redevelopment project at 11th and Jackson Streets in Columbus, Indiana. Jackson Place, L.L.C. would be investing \$13,341,000 on the LEED certified 45 unit condominium project near the new roundabout in the downtown area. As a result of this project, Jackson Place, L.L.C. would create one (1) new job. Discussion followed. It was determined that the tax abatement request could only abate property not the land. After much discussion, it was determined this item should be postponed as it was not the correct dollar amount. Joe Richardson moved to postpone the item. Ann DeVore seconded the motion. The motion passed by a vote of 5 to 0.
- C. First reading of an Ordinance entitled “ORDINANCE NO.____, 2008, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY.” (Bartholomew County Parking Lot) Jeff Bergman, Planning Director, presented this Ordinance. Carl Lienhoop, Bartholomew County Commissioner, was present to answer any questions on behalf of the County. Jeff indicated at the May 15, 2008 Columbus Plat Committee meeting the above application was reviewed and forwarded to City Council for consideration. The County Commissioners are seeking the vacation of 2 alleys that are present within the county parking lot in the block bounded by 2nd, 3rd, Franklin and Lafayette Streets. Currently an alley runs east-west from Lafayette to Franklin Street and a second alley runs north-south from 3rd Street to the east-west alley. The southern portion of this north-south alley was vacated in 1966. The County Commissioners would like to vacate the alleys in order to redesign the parking lot and add spaces. Jeff indicated no members of the Plat Committee including local utilities and the City Engineer’s Office indicated any objections to the alley vacation. It was requested that a utility easement be provided along the route of the former alleys and that the current alley vehicle access points to Third Street,

Lafayette and Franklin Streets be closed as part of the parking lot redesign. Jeff showed a power point presentation. Discussion followed. It was agreed that the Ordinance would be amended to include the language of the entrance closures. Martha Myers made a motion to place in proper channels. Priscilla Scalf seconded the motion. Motion passed by a vote of 5 to 0.

- D. First reading of an Ordinance entitled “ORDINANCE NO.____, 2008, STORMWATER-ILLCIT DISCHARGE ORDINANCE CITY OF COLUMBUS.” Steve Ruble, City Engineer, presented this Ordinance. He indicated this Ordinance was designed to amend the existing Ordinance to allow sump pump connections from basements by removing it from the definition of “illicit discharges” in Article II and adding “brine as from water softener discharges” to prohibitions in Article VII. Much discussion followed. Martha Myers moved to place in proper channels. Ann DeVore seconded the motion. The motion passed by a vote of 5 to 0.
- E. First reading of an Ordinance entitled “ORDINANCE NO.____, 2008, AN ORDINANCE AMENDING CHAPTER 10.20.010 OF THE COLUMBUS CITY CODE.” Steve Ruble presented this Ordinance. He indicated that as part of the Cummins Plant 1 expansion, Cummins feels it is necessary for California Street to function as a two-way street. This Ordinance establishes California as a two-way between 2nd and 6th Streets and also establishes Chestnut as a two-way between 2nd and 6th Streets. He indicated Chestnut should be made two-way because it is good traffic engineering practice to not have a one way street without a pair. Coordination has occurred with the Indiana Department of Transportation and a plan has been developed to implement the changes. The adjacent residences and businesses have been informed of the potential change in traffic pattern. Discussion followed. It was determined that under (g) Chestnut Street that parking shall be prohibited on the west side of Chestnut Street between Second and **Sixth Streets** instead of Seventh Street as it was written. Martha Myers moved to place in proper channels. Joe Richardson seconded the motion. Motion passed by a vote of 5 to 0.
- F. First reading of an Ordinance entitled “ORDINANCE NO.____, 2008, AN ORDINANCE AMENDING CHAPTER 12.24 OF THE CODE OF LAWS OF THE CITY OF COLUMBUS, INDIANA AS IT PERTAINS TO EXCAVATIONS IN PUBLIC STREETS AND RIGHTS OF WAY.” Steve Ruble presented this Ordinance. Steve reminded the Council that under the City’s Street Cut Ordinance all contractors are required to provide a bond to cut, dig, trench, excavate, grade, tunnel, bore or install any pole in City right-of-way. However, there is an exception provided for utilities whose rates are regulated by the Indiana Utility Regulatory Commission which includes most major utilities. It did not, however, include Bartholomew County REMC. Because of the nature of their business setup, their rates are determined by a Board of their membership. Bartholomew County REMC wishes to be afforded the same exception as the other major utilities. The proposed change will allow an exception for utilities whose “rates or territory” are regulated by the IURC. Discussion followed. Martha Myers moved to place in proper channels. Ann DeVore seconded the motion. The motion passed by a vote of 5 to 0.
- G. First reading of an Ordinance entitled “ORDINANCE NO.____, 2008, STORMWATER MANAGEMENT IN THE CITY OF COLUMBUS, INDIANA.” Steve Ruble, City Engineer, presented this Ordinance

along with Tim Lawson, Project Manager for DLZ Indiana. Steve explained the City had passed an Ordinance to regulate Illicit Discharges and Construction Site Runoff. Columbus' six minimum controls have been addressed except for number five "Post Construction Runoff Control". It was determined the City could combine the efforts in one Ordinance that would replace the Construction Site Runoff Control. Steve indicated that 12 stakeholders along with DLZ Indiana put together this Ordinance. Discussion followed. Priscilla Scalf moved to place in proper channels. Joe Richardson seconded the motion. The motion passed by a vote of 5 to 0

IV. Other Business

- A. Standing Committee and Liaison Reports.
- B. Next Regular Scheduled Meeting Tuesday, June 17, 2008 at 6:00 P.M. in the Cal Brand Meeting Hall, City Hall.
- C. Adjournment: Martha Myers moved to adjourn the meeting. Ann DeVore seconded the motion. The motion passed by a vote of 5 to 0. The meeting adjourned at approximately 8:05 P.M.

Presiding Officer of the Common Council

Attest:

Columbus City Clerk Treasurer